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CLARK COUNTY
WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Board of County Commissioners

FROM: Vaughn Lein, Chair, Clark County Planning Commission

DATE: November 19, 2003

SUBJECT: Recommendations - Comprehensive Growth Management Plan Update

FILE: CPT 99-003, Comprehensive Plan Review

Background and Status of Planning Commission Recommendations

The Planning Commission held one hearing in September and five hearings in October to receive public testimony on the Comprehensive Growth Management Plan Update. Deliberations have extended over four meetings in November with another scheduled for November 20, 2003. As of today, the Planning Commission has taken the following actions on the Comprehensive Plan update.

1. Recommended approval of plan maps for the urban growth areas of Yacolt, Washougal, Camas, LaCenter and Ridgefield.
2. Requesting approval from the Board of Commissioners to review, as "dockets", all 20 urban area Sight Specific Requests where written or oral testimony was submitted to the Planning Commission during the public hearings on the plan update, with hearings to start in January.
3. Recommended approval of changes to the Comprehensive Plan text.
4. Recommended approval of changes to codes, including Urban Holding, Mixed Use, Business Park, Office Campus and In-fill.

Deliberations continue on the following:

1. Issues related to Urban Holding plan policies for the cities (Vancouver most significantly) and where to apply the Urban Holding zone.
2. UGA and land use designations for Vancouver and Battle Ground, including extent of application of Urban Holding zoning.
3. A recommendation on "no net loss of employment" policies for the Cities.
4. A recommendation on the Capital Facilities Plans.

Supplements to this memorandum will be submitted by staff upon completion of Planning Commission deliberations on outstanding issues.

Recommended Changes to the Proposed Land Use Map

Yacolt UGA - No changes recommended. Yacolt did not request an expansion of the urban growth boundary.

Washougal UGA – The Planning Commission recommends that the school site owned by the Camas School District be brought into the UGA and be designated Public Facility. The site is located in an existing Urban Reserve north and west of the Washougal UGA near the city boundary with Camas.

Camas UGA – The Planning Commission recommends removal of the triangular parcel west of Goodwin Road and South of Ingle Road from the Camas UGA. The parcel was proposed to be brought into the UGA and designated for “Park” purposes on the Proposed Land Use Map. Six small parcels west of the intersection of SE 283rd Avenue and 23rd Street are recommended to be removed from the Camas UGA. One small parcel north of Leadbetter Road and west of Everett Road (SR 500) is recommended to be added to the Camas UGA and designated Low Density Residential.

La Center UGA – The Planning Commission recommends the addition of two urban reserve areas. One is located north of the existing UGA between North Fork Avenue on the east and the existing terminus of Bolen Street on the west. The second is located east of the existing UGA and south of 339th Street near La Center High School.

Ridgefield UGA – The Planning Commission recommends that the existing Urban Reserve east of I-5 and north of the existing UGA, be brought into the Ridgefield urban growth area. Property owned by the Port of Ridgefield is recommended to be designated Industrial with other properties being designated Employment Center (a new comprehensive plan designation implemented with the Business Park and Office Campus zones). Further, the Planning Commission recommends that several properties east of I-5, south of 279th Street, west of 10th Avenue and north of 5th Street be brought into the UGA and designated Employment Center. Finally, the Planning Commission recommends that six small parcels east of 10th Avenue at 5th Street and 3 small parcels west of Tenth Avenue and North of 5th Street be brought into the UGA and designated Neighborhood Commercial.

Battle Ground UGA – The Planning Commission is still deliberating on proposed changes to the Battle Ground UGA.

Vancouver UGA – The Planning Commission is still deliberating on proposed changes to the Vancouver UGA.

Recommended Changes to Comprehensive Plan Text

A separate Memorandum from Pat Lee to the Clark County Board of Commissioners, dated November 17, 2003, reviews the text changes recommended by the Planning Commission. Changes are minor in nature. The Planning Commission is still, however, deliberating on urban holding policy language and the wording of the no net loss policy for employment that staff is proposing as a new countywide planning policy.

Recommended Changes to the County Code

A separate Memorandum from Pat Lee to the Clark County Board of Commissioners, dated November 19, 2003, summarizes the code changes recommended by the Planning Commission. The most significant changes are recommended to the Mixed Use District. Some changes to the allowed and conditionally allowed uses lists for the Business Park and Office Campus Districts are recommended. Rather than prohibiting application of the Infill Ordinance to urban growth expansion areas, Planning Commission recommends revised wording to the Road Modifications language to ensure that developers do not use the ordinance to avoid construction of necessary road and frontage improvements. An urban holding, UH-40, district is established.

Site Specific Requests

Exhibit A (located under tab 2 in recommendation notebook), dated November 14, 2003, lists those Site Specific Requests recommended for consideration through the 2004 docket process. The Prosecuting Attorney's Office stated that individual noticing of these requests is necessary because they are somewhat removed from the primary legislative effort of the comprehensive plan update, i.e. determining a new set of 20-year urban growth areas. The Zeiler request may be associated with an urban growth boundary decision and potentially could be handled via the comprehensive plan update, rather than requiring a separately noticed Type IV process. If the Board of County Commissioners concurs with the recommendation, Planning Commission would be able to commence hearing these items in January 2004.